



177 Main Street (Route 27)
Acton, MA 01720
Tel 978.264.4200
Fax 978-264-0210
www.discoverymuseums.org

November 14, 2014

Peter Ashton
Chair, Community Preservation Committee
c/o Planning Department
Acton Town Hall
472 Main Street
Acton, MA 01720

Dear Peter,

I'm pleased to enclose our application for funding consideration by the Acton Community Preservation Committee. We hope the Committee will be as excited about our plans for redevelopment of the open space on The Discovery Museums' property as we are. In this plan, we have outlined a thoughtful approach to more fully utilizing our property for nature-based learning and recreation as well as creating a more prominent and enticing entry point to the town-owned Great Hill Conservation and Recreation Property. We believe that with diligent exhibit design and the applied expertise of our Museums' programming team, we will create a signature, new recreation opportunity and convince thousands of families each year to spend more time outdoors and grow in their appreciation, stewardship, and regular use of this town's natural spaces.

I look forward to the questions and feedback of the Committee.

Thank you very much for your consideration.

Sincerely,

Neil H. Gordon, CEO
The Discovery Museums

PROJECT APPLICATION FORM – 2015

Applicant: The Discovery Museums

Submission Date: 11/17/14

Applicant's Address:

177 Main Street

Acton, MA 01720

Phone Number: 978-264-4200

E-mail: ngordon@discoverymuseums.org

Purpose: (Please select all that apply)

- Open Space
- Community Housing
- Historic Preservation
- Recreation

Town Committee (if applicable):

Project Name: Discovery Woods and Creativity Playscape

Project Location/Address: 177 Main Street, Acton, MA 01720

Amount Requested: \$177,072

Project Summary: In the space below, provide a brief summary of the project.

We respectfully request \$177,072 to create new outdoor spaces and programming at The Discovery Museums' and a gateway to the Great Hill trail head that abuts the Museums' property. The two main outdoor areas, *Discovery Woods* (a nature playscape) and the *Creativity Playscape*, together will become a new, fully inclusive and accessible outdoor learning and recreation space serving citizens of all ages and, importantly, of all abilities. The project will both preserve and enhance open space at The Discovery Museums, relocating parking to restore a natural landscape along Great Hill and create a prominent portal to the conservation land. By encouraging families to move from our indoor exhibits through a continuum of outdoor experiences—from the *Discovery Woods* tree house, to on-the-ground activities in *Discovery Woods*, and then beyond, into the beautiful Great Hill trails—we will create recreation opportunities, increase use of a valuable town-owned resource, teach families “nature habits,” and inspire environmental stewardship. This request to the Acton Community Preservation Committee would fund the site's many new engaging, interactive features (see attached site map and list of features), comprising 15% of the \$1.3 million project cost (the balance of which will be funded through private donations).

Estimated Date for Commencement of Project: 5/1/15

Estimated Date for Completion of Project: 5/1/17

Acton CPC 2015: The Discovery Museums—Discovery Woods and Creativity Playscape

Summary

We respectfully request \$177,072 to create new outdoor spaces and programming at The Discovery Museums' and a gateway to the Great Hill trail head that abuts the Museums' property. The two main outdoor areas, *Discovery Woods* (a nature playscape) and the *Creativity Playscape*, together will become a new, fully inclusive and accessible outdoor learning and recreation space serving citizens of all ages and, importantly, of all abilities. The project will both preserve and enhance open space at The Discovery Museums, relocating parking to restore a natural landscape along Great Hill and create a prominent portal to the conservation land. By encouraging families to move from our indoor exhibits through a continuum of outdoor experiences—from the *Discovery Woods* tree house, to on-the-ground activities in *Discovery Woods*, and then beyond, into the beautiful Great Hill trails—we will create recreation opportunities, increase use of a valuable town-owned resource, teach families “nature habits,” and inspire environmental stewardship. This request to the Acton Community Preservation Committee would fund the site's many new engaging, interactive features (see attached site map and list of features), comprising 15% of the \$1.3 million project cost (the balance of which will be funded through private donations).

The Need

Children are spending significantly less time outdoors than they did decades ago (a “nature deficit disorder,” as described by *Last Child in the Woods* author Richard Louv); and yet, a substantial body of research indicates that connecting to nature has a positive impact on children's activity level, concentration, creativity, and physical and mental health. One of the most effective solutions to many of the problems facing American children today is also one of the simplest: Send them outside to play!

Building on The Discovery Museums' reputation as a safe place for indoor exploration, it is now time to build the ‘bridge’ that some families need to embark on outdoor explorations. (Ninety-four per cent of caregivers recently surveyed at The Discovery Museums agreed with the statement “I think my family should spend more time outdoors.”) And so, the centerpiece of the *Discovery Woods* will be a fully accessible 4-season tree house that will draw families into our outdoor spaces, with related exhibits and programs—many seasonal in nature—providing fundamental and fun educational experiences that caretakers and children can enjoy together. Likewise, a natural amphitheater—the most prominent feature of the *Creativity Playscape*—will allow the Museums to host community groups, along with its own special programs, in a restful outdoor environment.

The Plan

Planning for the tree house, *Discovery Woods*, and the *Creativity Playscape* will revolve around two goals: increasing accessibility and restoring and improving green space on our campus. All aspects of the project will be grounded in the principles of universal design, whereby all elements must be both aesthetically pleasing and usable by the widest possible range of people, without regards to age or ability. The project will also serve our goal to improve the natural environments around the Museums through the removal and relocation of the parking lot that currently separates the *Discovery Woods* from the Great Hill Conservation Land, creating a band of greenery that leads into the conservation/recreation land.

The Museums have chosen local landscape architect Jennifer Brooke, of LEMON|BROOKE Landscape Architecture, to ensure environmental sustainability and responsibility in all aspects of the project. LEMON|BROOKE has extensive experience building inclusive spaces for children—recently, the Concord’s CPC-funded multisensory, nature-based Playscape at Ripley. The anticipated work plan for the project is as follows:

Conceptual and Schematic Design Process	April 2012 - November 2014
Submission of Community Preservation Committee Proposal	November 17, 2014
Town Meeting Vote on Proposal	April 6, 2015
Design Development and Construction Drawings	May - December 2015
Contractor Selection	January 1, 2015
Construction Begins	April 1, 2016
Project Completion	March 31, 2017

The rustic tree house will sit 15-20 feet above the ground in the middle of *Discovery Woods*, offering the thrill of being in the air, but at a height that will not intimidate young children. An elevated boardwalk with sensory and observation stations along the way will snake through the trees, providing an ADA-compliant ramping system for wheelchairs, strollers, walkers, and other mobility aids, ensuring that every visitor can experience exciting new perspectives on the nature playscape. Peepholes, periscopes, listening tubes, and other multi-sensory landmarks will prompt exploration and investigation. A second wheelchair-accessible path winds through the woods at ground level, drawing visitors to a Cargo Net play area, an Instrument Corner, and a 6-foot-wide Family Slide (accessible from inside the tree house).

Immersive, sensory-rich features scattered through *Discovery Woods* will spark kids’ imaginations. The Mud Kitchen and the Instrument Corner will encourage creativity. Strategically placed stepping stones and logs spanning small hills encourage children to test their balance, while a Log and Net Climbing Structure challenges more adventurous visitors. A large, accessible Net Swing can hold an entire family for active play or a bit of a rest. A beautiful, fully accessible Willow Tunnel and Beaver Lodge provide places to hide and explore different textures and construction methods. The accessible Gravel Pit, complete with Pulley Deck, allows kids to make and move mountains of pea gravel. Throughout the *Discovery Woods* nature playscape, families can explore indigenous plants and animals from elevated platforms,

from the ground, and beneath rocks and decaying trees, using hands-on experiences to connect with nature.

The project also includes a second outdoor play area, the *Creativity Playscape*, also fully accessible. The highlight of this space will be a natural stone amphitheater taking advantage of the parcel's inherent grade change. The amphitheater will be perfect for museum programs, community gatherings, performances of all kinds (including those informally put on by our young visitors), and picnics. We look forward to making the amphitheater available to Acton residents and community groups wishing to host free events.

Near the top of the amphitheater, at the upper level of the *Creativity Playscape*, rainwater will collect in a cistern and then run through the Ephemeral Stream—an arid rockbed in dry weather that becomes a gentle stream when enough rain has gathered to flow down the hill. Other sections of the *Creativity Playscape* will include environmental exhibits, a building zone with large loose blocks that will encourage gross motor constructive play, and changing seasonal features that take advantage of the natural surroundings and landscape to encourage creative outdoor play.

Community Impact

It is projected that visitation to The Discovery Museums will increase 20% once we are no longer constrained by the current limitations of our physical campus. The Discovery Museums' *Discovery Woods* nature playscape and *Creativity Playscape* will enhance town-owned open space and recreation in accordance with the town's stated recreation goals:

- *Create additional facilities and improve existing ones:* The project creates two new recreational spaces: the nature based *Discovery Woods*, and the creativity-oriented *Creativity Playspace*. The project also involves removing parking that currently separates the *Discovery Woods* from the Great Hill Conservation Land, returning asphalt to green space, enhancing and encouraging safe access to Great Hill walking trails. Direct access from the Museums coupled with improved signage at the trailhead will give the Great Hill trails a prominent visual identity, enticing visitors to venture from the Museums onto the conservation land. Further, in cooperation with Tom Tidman, Director of the Acton Conservation Department, the Museums commits to enhancing the Great Hill trail user experience by adding educational, interactive exhibitry such as a weather station and critter cam along the trails at no cost to the town.
- *Ensure playground facilities are made up to date, safe, and accessible:* *Discovery Woods*, the tree house, and the *Creativity Playscape* will all be fully accessible, providing an inclusive experience that encourages individuals of all abilities to use their senses and immerse themselves in nature and creative play. While these spaces will encourage and support free play, they will not be traditional playgrounds. People of all abilities will find ways to challenge themselves, take safe risks, and enjoy being outdoors. These outdoor spaces will be available to Acton's families at no cost (with very few exceptions).
- *Expand handicapped accessibility:* This project will greatly expand the handicapped accessibility of The Discovery Museums' outdoor campus. Currently, natural areas at the Museums are largely inaccessible to those with mobility impairments. We will create a

fully accessible tree house, smooth, rustic, wheelchair accessible trails through *Discovery Woods*, an ADA-compliant, feature-filled boardwalk through the trees, and a wide range of inclusive, accessible play options. All of these will be complemented by fully inclusive nature- and creativity-based outdoor programming.

The Discovery Museums' *Discovery Woods* and *Creativity Playscape* project also align with the long-term goals of Acton's 2020 Comprehensive Community Plan:

- *Goal 4: Provide More Opportunities for Community Gathering and Recreation:*
 - The *Creativity Playscape's* natural-slope amphitheater will be perfect for community gatherings, performances, and other events. This space will also be an appealing picnic spot and play area for families.
 - The ADA-compliant, four-season tree house will provide a separate and unique indoor gathering space for classes, scout events, or other creative uses, accommodating up to 30 people. The Tree House Classroom offers an appealing launch site for free, town-sponsored events, such as Conservation Commission activities, gatherings for Acton preschools presenting lessons on the environment, and guided Great Hill nature walks.
 - As discussed above, the project will provide two new recreational spaces for the children of Acton and surrounding towns: *Discovery Woods* and the *Creativity Playscape*. Both will be fully accessible and universally designed to address a broad range of abilities.

- *Goal 5: Support Inclusion and Diversity:* We recognize that children have widely varying needs and our goal is welcome all visitors, regardless of ability, providing a rich, rewarding outdoor experience for all.
 - To support this goal, The Discovery Museums has convened a team of Accessibility Advisors from the Deaf and Hard of Hearing Program at Children's Hospital, the Autism Alliance of Metrowest, Perkins School for the Blind, the Institute for Human Centered Design, and the New England Americans with Disabilities Act Center. These advisors are helping us ensure that we address the widest possible variety of special needs in our project, including not only mobility issues, but also vision and hearing challenges and developmental and behavioral differences, all of which benefit greatly from a thoughtful design process dedicated to inclusivity.
 - We also address diversity programmatically with Open Door Connections, through which we work with community partners to expand opportunities for children, families, and schools facing barriers that prevent them from experiencing the Museums' stimulating, hands-on, discovery-based learning. In order to target access to those individuals and communities who will benefit the most, The Discovery Museums actively searches for organizations already supporting those with financial need, developmental difference, or cultural disinclination to visit, and designs free programs that meet each group's needs. Since Open Door made its official debut in 2009, we have nearly doubled its size

and scope, serving more than 41,000 people in 2013. *Discovery Woods* and the *Creativity Playscape* will allow us to expand programming for children with special needs to the outdoors, offering these children and their families wonderful opportunities to get outside and interact with nature in new and adventurous ways.

Serving the Community

The Discovery Museums was founded 33 years ago by Acton resident Donald B. Verger with a board of community and educational leaders from Acton and surrounding towns who wanted to provide an interactive, educational museum experience for young children and families that would be convenient to MetroWest and suitably scaled for young children. In its first year, The Discovery Museum served 40,000 visitors. Last year, The Discovery Museums served 172,000 people, 11,000 of them Acton families. Nearly 25% of our members hail from Acton. The Museums also served almost 700 Acton elementary school students last year with Traveling Science Workshops in classrooms around town and field trips to the Museums, the majority of these provided at no cost to the schools.

The Discovery Museums offer many opportunities for families to enjoy the Museums for free, serving more than 41,000 for free or deeply discounted cost last year (24% of total visitation), and these opportunities will only increase as *Discovery Woods* and the *Creativity Playscape* add variety to The Discovery Museums experience. With the help of the Acton Housing Authority, we provide free family memberships, in order to make all Acton citizens feel welcome, regardless of income. On Free Friday Nights, the Museums open at no cost to all visitors, a benefit that will now include new, educational and engaging outdoor experiences. (We also use these free evenings as a forum for the collection of food donations for the Acton Food Pantry.)

Our Especially for Me program series offers opportunities for free visitation for families with children with an autism spectrum disorder or hearing loss, working in collaboration with the Autism Alliance of MetroWest and with Boston Children's Hospital's Deaf and Hard of Hearing program. We are proud to say that beginning this year we are collaborating with Perkins School for the Blind to develop programs serving children with visual impairment. The new outdoor space will be built with all of these children in mind, considering their unique requirements as part of the universal design process. We have established excellent relationships with local expert advisors, and anticipate their wholehearted support as we proceed with our outdoor plans. In addition to social service agencies, medical experts, and schools, we are proud to claim the support of area businesses as well. Thirty-seven Acton businesses supported our efforts in 2014, with sponsorships, gifts, in-kind donations, and other forms of support.

The *Discovery Woods* and *Creativity Playscape* project will leverage multiple sources of funding to achieve our goal. We are proud to have been awarded a highly competitive \$136,275 federal grant from the Institute for Library and Museum Services, awarded to build the tree house and design the nature-related programming that will take place in and around it. We are further fortunate to have received a generous challenge grant from The Manton Foundation—a New

York foundation with local roots—which will match every dollar donated to our campaign. Should Acton choose to fund our proposal, the Manton Foundation will match that funding dollar for dollar, doubling the town’s impact on this project. Private fundraising is ongoing, and we are actively seeking community support through in-kind donations, construction help, etc. Early responses have been positive, indicating the community feels invested in the project, and in the success and sustainability of The Discovery Museums.

We have reached out to our neighbors to discuss our plans for the future (see sample letter and distribution list, included) and reactions have been uniformly positive, with young families eager to see the project completed and older residents full of fond memories of times spent at the Museums. Our community stands behind us and feels the time is right for the Museums to expand and improve our facilities and scope, so that we can continue to make Acton proud, as we have done for the past 33 years. Thank you for your support.



177 Main Street (Route 27)
Acton, MA 01720
Tel 978.264.4200
Fax 978-264-0210
www.discoverymuseums.org

Acton CPC 2015: The Discovery Museums—Site Control Documentation and Context Map

- Original deed to 177 Main Street, Acton
- Legal Description and Quitclaim deed for 183 Main Street, Acton
- Topographical map showing property in context of Great Hill Conservation Land

BK 14501 PG 518

R 25-

MASSACHUSETTS QUITCLAIM DEED INDIVIDUAL (LONG FORM) 882

DONALD B. VERGER,

of Acton, Massachusetts, Middlesex

County, Massachusetts

~~for consideration~~ for consideration paid, and in full consideration of TWENTY-EIGHT THOUSAND EIGHTY DOLLARS and FIFTY-NINE CENTS (\$28,080.59)

grants to Children's Discovery Museum, Inc., a Massachusetts charitable non-profit corporation,

of 177 Main Street, Acton, Massachusetts 01720

with quitclaim covenants

~~CONSIDERATION~~

[Description and encumbrances, if any]

Two certain parcels of land with buildings thereon situated in South Acton, Middlesex County, Massachusetts, and each parcel respectively bounded and described as follows:

Parcel No. 1: A certain parcel of land situated in said South Acton, containing 2.00 acres, and being Lot B as shown on Plan hereinafter referred to and bounded and described as follows:

Beginning at the most westerly corner thereof of land of the Estate of Henry Barker; thence the line runs in a Northeasterly direction along the boundary of lot A as shown on a plan of "Land in S. Acton, Surveyed for Frederick L. Burke, by Horace F. Tuttle, 1918", and recorded with Middlesex South District Deeds in Plan Book 268, Page 7, one hundred twenty-seven and 50/100 (127.50) feet to the Easterly boundary of said Lot A; thence continuing in a Northeasterly direction by a single wall the line runs along the land of J. Davis Richardson two hundred thirteen and 50/100 (213.50) feet to a point; thence turning at an acute angle the line runs in a Southeasterly direction by a single wall along land of C. H. Fairbanks, formerly Graham, two hundred ninety-seven (297) feet to a point; thence turning at a right angle the line runs in a Southwesterly direction by a single wall along the land of George E. Greenough three hundred twenty-four and 20/100 feet to a point; thence turning the line runs by the Southerly side of a double wall in a Northwesterly direction two hundred eighty (280) feet to the point of Beginning.

Be any or all of the said measurements, distances or contents more or less, however otherwise said premises may be bounded, measured or described.

Parcel No. 2: A certain parcel of land with the buildings thereon situated in said South Acton, containing 40,061 square feet of land, and being Lot A as shown on the aforementioned plan, and bounded and described as follows:

Beginning at the most Northerly corner thereon on Main Street, as shown on said plan; thence the line runs in a Southeasterly direction along the centre of a double wall on land of J. Davis Richardson three hundred fifty-nine and 70/100 (359.70) feet to a point; thence turning the line runs in a Southwesterly direction along the boundary line of Lots A and B as shown on said plan, one hundred twenty-seven and 50/100 (127.50) feet to land belonging to the Estate of Henry Barker as shown on said plan, thence turning the line runs in a Northwesterly direction by the Southerly side of a double wall two hundred forty-six (246) feet to Main Street, formerly known as Acton Street; thence turning the line runs in a Northeasterly direction along said Main Street one hundred eighty-three and 30/100 (183.30) feet to the point of Beginning.

Be any or all of said measurements, distances or contents more or less or however otherwise said premises may be bounded, measured or described.

The said described real estate is hereby conveyed subject to the taking made by the County Commissioners of Middlesex County as easements for highway purposes of about sixteen hundred (1,600) square feet of land along said Main Street, recorded with

Witness by hand and seal this 23rd day of December 19 81

Donald B. Verger

Donald B. Verger

The Commonwealth of Massachusetts

Middlesex, ss.

December 23, 1981

Then personally appeared the above named Donald B. Verger

and acknowledged the foregoing instrument to be his free act and deed, before me

James J. Edes

Notary Public -- XXXXXXXXXXXXXXX

My Commission Expires January 12, 19 88

Exhibit A
Legal Description

Two certain parcels of land with buildings thereon situated in South Acton, Middlesex County, Massachusetts, and each parcel respectively bounded and described as follows:

Parcel No. 1: A certain parcel of land situated in said South Acton, containing 2.20 acres, and being Lot B as shown on Plan hereinafter referred to and bounded and described as follows:

Beginning at the most westerly corner thereof land of the Estate of Henry Barker; thence the line runs in a Northeasterly direction along the boundary of Lot A as shown on a plan of "Land in S. Acton, Surveyed for Frederick L. Burke, by Horace F. Tuttle, 1918", and recorded with Middlesex South District Deeds in Plan book 268, Page 7, one hundred twenty-seven and 50/100 (127.50) feet to the Easterly boundary of said Lot A; thence continuing in a Northeasterly direction by a single wall the line runs along the land of J. Davis Richardson two hundred thirteen and 50/100 (213.50) feet to a point; thence turning at an acute angle the line runs in a Southeasterly direction by a single wall along land of C.H. Fairbanks, formerly Graham, two hundred ninety-seven (297) feet to a point; thence turning at a right angle the line runs in a Southwesterly direction by a single wall along the land of George E. Greenough three hundred twenty-four and 20/100 feet to a point; thence turning the line runs by the Southerly side of a double wall in a northwesterly direction two hundred eighty (280) feet to the point of beginning.

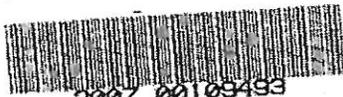
Be any or all of the said measurements, distances or contents more or less, however otherwise said premises may be bounded, measured or described.

Parcel No. 2: A certain parcel of land with the buildings thereon situated in said South Acton, containing 40,061 square feet of land, and being Lot A shown on the aforementioned plan, and bounded and described as follows:

Beginning at the most Northerly corner thereon on Main Street, as shown on said plan; thence the line runs in a Southeasterly direction along the centre of a double wall on land of J. Davis Richardson three hundred fifty-nine and 70/100 (127.50) feet to land belonging to the Estate of Henry Barker as shown on said plan, thence turning the line runs in a Northwesterly direction by the Southerly side of a double wall two hundred forty-six (246) feet to Main Street, formerly known as Acton Street; thence turning the line runs in a Northeasterly direction along said Main Street on one hundred eighty-three and 30/100 (183.30) feet to the point of beginning.

Be any or all of said measurements, distances or contents more or less or however otherwise said premises may be bounded, measured or described.

For our title see deed into Children's Discovery Museum, Inc. dated December 23, 1981, recorded in Book 14501, Page 518 and Certificate of Name Change to Discovery Museums, Inc. recorded in Book 17440, Page 405.



Bk: 49609 Pg: 375 Doc: DEED
Page: 1 of 2 06/14/2007 02:39 PM

SCHEIER & KATIN, P.C.
103 GREAT ROAD
ACTON, MA 01720

QUITCLAIM DEED

We, **H. WILLIAM FLOOD** and **JEANNE B. FLOOD**, of 183 Main Street, Acton, Middlesex County, Massachusetts

in consideration of **FOUR HUNDRED TWENTY FIVE THOUSAND and 00/100 (\$425,000.00)** Dollars

grant to **THE DISCOVERY MUSEUMS, INC.**, a Massachusetts corporation with its principal place of business at 177 Main Street, Acton, Middlesex County, Massachusetts

with Quitclaim covenants

A certain parcel of land, with the buildings thereon, situated on the Easterly side of Main Street, in that part of said Acton called South Acton, containing one and one-half (1 1/2) acres, more or less, bounded and described as follows:

Beginning at the Southwesterly corner of the premises at a corner of a wall at said Main Street and at land formerly of Henry Barker; thence running **NORTHERLY** by said Main Street, as the wall now stands, about seven (7) rods and four (4) links, to a stake and stones at land formerly of James C. Graham; thence turning and running **SOUTHEASTERLY** in a straight line by land formerly of said Graham, about twenty-seven and three-fourths (27 3/4) rods, to a corner of a wall at land of said Barker; thence turning and running **SOUTHWESTERLY** by land of said Barker, about twelve (12) rods and twenty-three (23) links, as the wall now stands, to a corner of a wall; thence turning and running **NORTHWESTERLY** by land of said Barker, as the wall now stands, about twenty-one (21) rods and sixteen (16) links, to the corner and bound first mentioned.

For my title to said premises, see deed of Jennie A. Almgren dated March 17, 1952 and recorded with the Middlesex South District Registry of Deeds at Book 7876, Page 39.

PROPERTY ADDRESS: 183 Main Street, Acton, Massachusetts 01720

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 06/14/2007 02:39 PM
Ctrl# 093364 13842 Doc# 00109493
Fee: \$1,938.00 Cons: \$425,000.00

Return to:
Cathleen H. Summers, Esq.
282 Central Street
Acton, MA 01720

Witness our hands and seals this 14th day of June, 2007.

H. William Flood
H. WILLIAM FLOOD

Jeanne B. Flood
JEANNE B. FLOOD

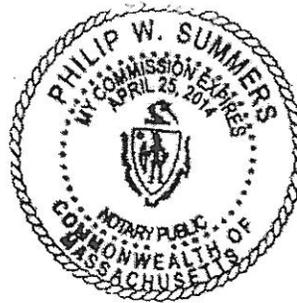
Commonwealth of Massachusetts

Middlesex, SS.

June 14, 2007

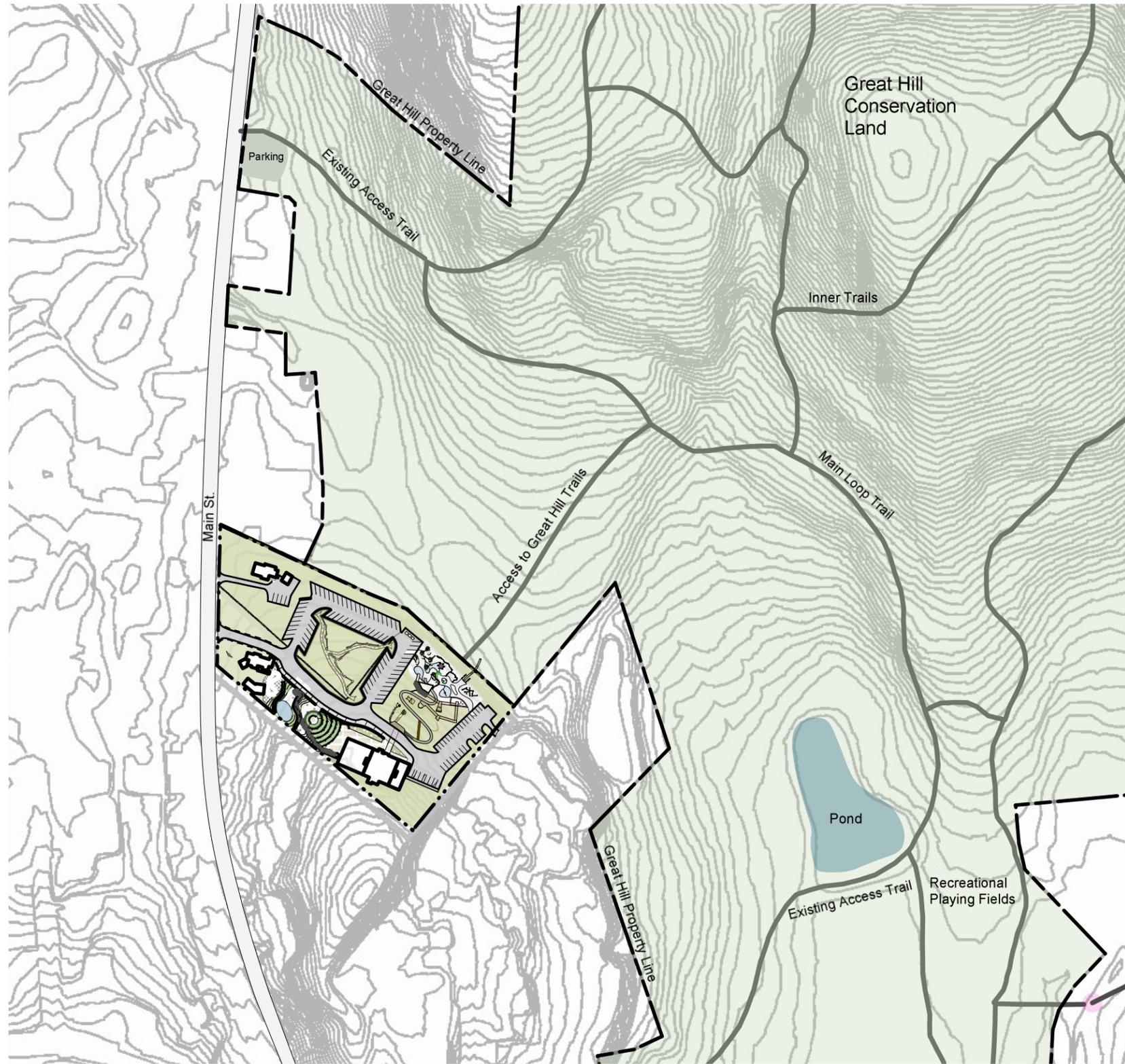
Then personally appeared before me, the undersigned notary public, H. William Flood and Jeanne B. Flood, proved to me through satisfactory evidence of identification, which were [] personally known to me, [] Massachusetts driver's license, or [] United States Passport, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Philip W. Summers
Notary Public: Philip W. Summers
My Commission Expires: April 25, 2014



Thomas C. Brown
Atty. Middlesex S. Register

Return to:
Philip W. Summers, Esq.
282 Central Street
Acton, MA 01720





177 Main Street (Route 27)
Acton, MA 01720
Tel 978.264.4200
Fax 978-264-0210
www.discoverymuseums.org

Acton CPC 2015: The Discovery Museums—Cost Estimate and Project Scope

- Professionally Prepared, Itemized Cost Estimate
- Site Plans
- Photos of Site Elements, as Described in Itemized Cost Estimate

LEMON | BROOKE

31 oxbow road concord, ma 01742
T: 978.22.3700

DATE: November 11, 2014
CLIENT: Discovery Museums
PROJECT: Discovery Museums, Acton MA

The Discovery Museums' Costs:

Parking / Circulation
Fairyborough
Creativity Playscape and Amphitheater
Discovery Woods: Demolition/Earthwork/Hardscape/Planting/Irrigation/Tree House
Including 10% Contingency

Subtotal Discovery Museums Contribution:

\$1,133,318

Acton Conservation Commission Request:

Discovery Woods Site Features/Furnishings (Installed)	QUANTITY	UNIT COST	
Log Stepper/Tree Cookie Path on slope	45 LF	\$25	\$1,125
Log Hopper Path on slope	14 EA	\$50	\$700
Spiral Slide at top of slope (6' high deck)	1 EA	\$2,400	\$2,400
Mud Kitchen with portable, operable, outdoor sink, at mid-slope	1 EA	\$1,750	\$1,750
Custom Cargo net Climb and Deck, at mid-slope	1 AL	\$10,000	\$10,000
Steel Weaving Poles	12 EA	\$250	\$3,000
Hammocks	2 EA	\$150	\$300
Family Slide from Treehouse, covered	1 EA	\$20,000	\$20,000
Grassy Hills with impact resistant synthetic turf	6 EA	\$5,000	\$30,000
Balance Logs	4 EA	\$50	\$200
Spider Web Climbing Structure	1 EA	\$16,000	\$16,000
Willow Tunnel	1 AL	\$3,500	\$3,500
Beaver Lodge	1 AL	\$20,000	\$20,000
Community Basket Swing	1 EA	\$5,500	\$5,500
Log Net Climber	1 AL	\$15,000	\$15,000
Gravel Digging Pit	1 AL	\$20,000	\$20,000
Bird Blind on Treehouse path	1 AL	\$500	\$500
Stepping stone paths	110 EA	\$50	\$5,500
Great Hill Gate	1 AL	\$5,000	\$5,000
Loose Parts (shovels, buckets, sifters for gravel)	1 AL	\$500	\$500
10% Contingency:			<u>\$16,097</u>

Acton CPC Request Total:

\$177,072

Project Total:

\$1,310,390

ASSUMPTIONS

1. ESTIMATES ARE NOT GUARANTEES OF ACTUAL BID PRICES. UNIT PRICES REPRESENT AVERAGE COSTS COMPILED FROM JOB COSTS OF SIMILAR PROJECTS. VARIATIONS IN MAINTENANCE COSTS, LABOR EFFICIENCY WAGE RATES AND UNION RATES WILL AFFECT FINAL BID COSTS.
2. ALL UNIT PRICE ESTIMATES ARE IN 2014 DOLLARS.



Discovery Museums, Acton, MA

Lemon | Brooke

N/F ZOCCHI

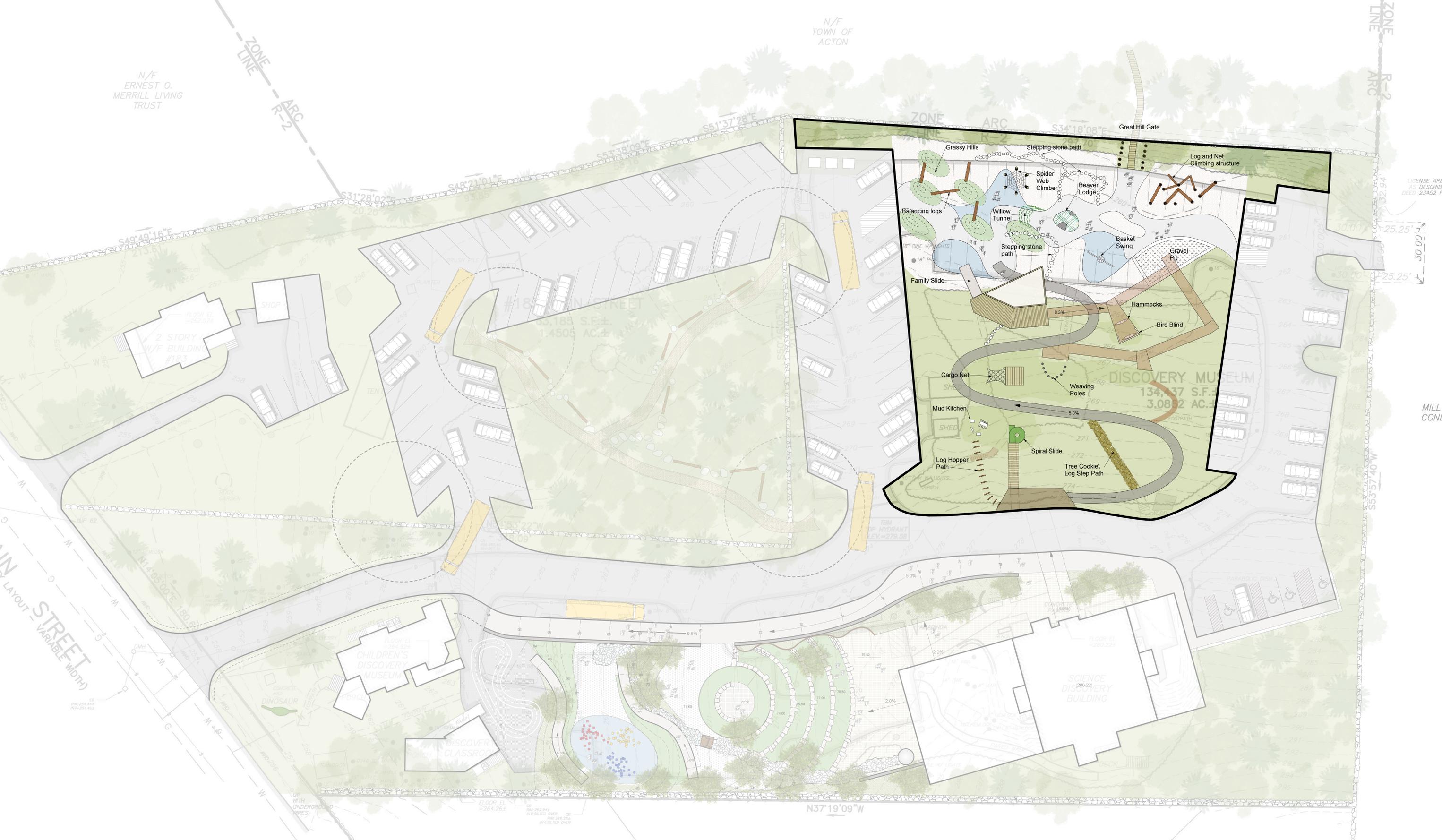
N/F DINITTO & HANLEY

Cost Estimate Area Diagram - Schematic Landscape Plan

11.17.14

Scale: 1:20

N/F BEERS



Schematic Design Program Elements
DISCOVERY WOODS

Log Stepper/ Tree Cookie Path



Schematic Design Program Elements
DISCOVERY WOODS

Log Hopper Path



Schematic Design Program Elements
DISCOVERY WOODS

Spiral Slide



Schematic Design Program Elements
DISCOVERY WOODS

Mud Kitchen with Portable Sink



Schematic Design Program Elements
DISCOVERY WOODS

Custom Cargo Net Climb



Schematic Design Program Elements
DISCOVERY WOODS

Steel Weaving Poles



Schematic Design Program Elements
DISCOVERY WOODS

Hammocks



Schematic Design Program Elements
DISCOVERY WOODS

Family Slide



Schematic Design Program Elements
DISCOVERY WOODS

Grassy Hills



Schematic Design Program Elements
DISCOVERY WOODS

Balance Logs



Schematic Design Program Elements
DISCOVERY WOODS

Spider Web Climber



Schematic Design Program Elements
DISCOVERY WOODS

Willow Tunnel



Schematic Design Program Elements
DISCOVERY WOODS

Beaver Lodge



Schematic Design Program Elements
DISCOVERY WOODS

Community Basket Swing



Schematic Design Program Elements
DISCOVERY WOODS

Custom Log Net Climber



Schematic Design Program Elements
DISCOVERY WOODS

Gravel Digging Pit



Schematic Design Program Elements
DISCOVERY WOODS

Bird Blind



Stepping Stone Path



Schematic Design Program Elements
DISCOVERY WOODS

Great Hill Gate



Schematic Design Program Elements
DISCOVERY WOODS

Loose Parts











177 Main Street (Route 27)
Acton, MA 01720
Tel 978.264.4200
Fax 978-264-0210
www.discoverymuseums.org

Acton CPC 2015: The Discovery Museums—Feasibility

We have explored the feasibility of the tree house and some of the open space plans with the Building, Zoning, and Consecration and Recreation offices in town. We will meet with Public Works and review our circulation, parking, and driveways for compliance with Acton town policies. We will also meet with the Fire Department and other public safety officials to obtain their approval of our plans to ensure they have proper access to all parts of the site in an emergency. We are not aware of wetland or conservation restrictions other than standard setbacks required by the Town of Acton.

The museum has employed an experienced part-time project manager to ensure that all necessary approvals and permits are acquired in a timely fashion.



177 Main Street (Route 27)
Acton, MA 01720
Tel 978.264.4200
Fax 978-264-0210
www.discoverymuseums.org

Acton CPC 2015: The Discovery Museums—Community Outreach

The following letter was sent to each household on the attached abutters list. Neil Gordon held individual meetings with those abutters who had questions.



177 Main Street (Route 27)
Acton, MA 01720
Tel 978.264.4200
Fax 978-264-0210
www.discoverymuseums.org

September 10, 2014

Robert McGowan and Robin Talkowski
169 Main Street
Acton, MA 01720

Dear Robin and Bob,

The Discovery Museums first opened its doors 32 years ago, and over those years we've tried both to be a quality educational experience for regional kids and families and a good neighbor to those nearest to us. To accommodate growth in our audience over time – and a physical campus that has been unchanged since 1987 – we have had to consider much-needed upgrades and improvements to our facilities, outdoor areas, and parking flow. We are at a very early stage in planning these changes and it is important to us that our immediate neighbors, in particular, have a clear sense of our vision and goals.

I would very much appreciate the opportunity to spend some time with you in the next few weeks to walk you through our preliminary plans. We are eager to answer any questions you may have.

The Discovery Museums has been the beneficiary of tremendous goodwill from its neighbors over the last three decades. Without this, and the many ripples of generosity of spirit in our greater community, we certainly would not be in the enviable position of needing to expand. We are proud to serve nearly 180,000 people a year and feel we owe them better visitor amenities, no wait to enter our galleries, and an experience that in every way encourages kids to develop creativity and curiosity about their world.

Would you give me a call, or send me an email, so that we may set a time to get together? I am at (978) 264-4200 ext. 25 or ngordon@discoverymuseums.org.

Thanks very much!

Sincerely,

Neil H. Gordon
CEO



Town of Acton
 472 Main Street
 Acton, MA 01720
 Telephone (978) 929-6621
 Fax (978) 929-6340

Brian McMullen
 Principal Assessor

Locus: 177 Main St
 Parcel ID: G2A-22

Parcel ID	Location	Owner	Co-Owner	Mailing Address	City
G2-152	199 MAIN ST	TOWN OF ACTON		472 MAIN STREET	ACTON, MA 01720
G2-12	188 MAIN ST	CLARKS JONATHAN C	CLARKS KRISTEN	188 MAIN ST	ACTON, MA 01720
G2A-15	184 MAIN ST	COBLEIGH WILLIAM L		184 MAIN STREET	ACTON, MA 01720
G2A-21	178 MAIN ST	HOLLAND LEE	HOLLAND VICKI	178 MAIN ST	ACTON, MA 01720
G2A-23	183 MAIN ST	THE DISCOVERY MUSEUMS INC		177 MAIN ST	ACTON, MA 01720
G2A-27	173 MAIN ST	LETOURNEAU LARRY L	LETOURNEAU KARA E	173 MAIN ST	ACTON, MA 01720
G2A-39	169 MAIN ST	MCGOWAN ROBERT A	ROBIN M TALKOWSKI	169 MAIN ST	ACTON, MA 01720
G2A-43	165-167 MAIN ST	BEERS RICHARD R	JOAN H	277 OLD SUDBURY ROAD	SUDBURY, MA 01776
G2A-81-A10	10 ABEL JONES PL	MICHAELS WILLIAM	MICHAELS KYLEKAJA	10 ABEL JONES PLACE	ACTON, MA 01720
G2A-81-A12	12 ABEL JONES PL	DUVAL MAUEL	DUVAL ELIZABETH	12 ABEL JONES PLACE	ACTON, MA 01720
G2A-81-A6	6 ABEL JONES PL	YU JACK	YU CATHLYN	6 ABEL JONES PL	ACTON, MA 01720
G2A-81-A7	7 ABEL JONES PL	BROWNE CHRISTOPHER G	BROWNE ANGELA M	7 ABEL JONES PLACE	ACTON, MA 01720
G2A-81-A8	8 ABEL JONES PL	CHAKRAVARTHY RAJESH S	NADKARNI POORMINA G	8 ABEL JONES PL	ACTON, MA 01720
G2A-81-N15	15 NYLANDER WY	ZHAO HONG	LI RUNQI	2 COOK ST	WESTBOROUGH, MA 015
G2A-81-N17	17 NYLANDER WY	DHAR DEEPAK	DHAR MADHUMEETA	17 NYLANDER WY	ACTON, MA 01720
G2A-81-N19	19 NYLANDER WY	LAURENDEAU DAVID H	LAURENDEAU ROBIN J	19 NYLANDER WAY	ACTON, MA 01720
G2A-81-N21	21 NYLANDER WY	SUNDARAM MANI	RAMAKRISHNAN MEENA	21 NYLANDER WAY	ACTON, MA 01720
G2A-81-N23	23 NYLANDER WY	ADERER ALEX P		23 NYLANDER WAY	ACTON, MA 01720
G2A-81-N25	25 NYLANDER WY	RAY SATYAJIT	RAY BHASWATI	25 NYLANDER WY	ACTON, MA 01720
G2A-81-N27	27 NYLANDER WY	JOYCE PAULETTE B		27 NYLANDER WAY	ACTON, MA 01720
G2A-81-N29	29 NYLANDER WY	TOLLEY CHRISTOPHER S	TOLLEY LYDIA EWING	29 NYLANDER WAY	ACTON, MA 01720
G2A-81-N31	31 NYLANDER WY	MCCARTHY JR BRUCE M	MCCARTHY CHRISTINE M	31 NYLANDER WY	ACTON, MA 01720
G2A-81-N32	32 NYLANDER WY	BODAGER STUART L	BODAGER KAREN E	32 NYLANDER WY	ACTON, MA 01720
G2A-81-N33	33 NYLANDER WY	DONOVAN WILLIAM F	DONOVAN MELINDA B	33 NYLANDER WY	ACTON, MA 01720
G2A-81-N34	34 NYLANDER WY	HUI PATRICK P		34 NYLANDER WY	ACTON, MA 01720
G2A-81-N35	35 NYLANDER WY	SCHLEGEL RONALD S	SCHLEGEL JANICE	35 NYLANDER WY	ACTON, MA 01720
G2A-81-N36	36 NYLANDER WY	ROTH RONALD B	ROTH TRACY L	36 NYLANDER WAY	ACTON, MA 01720

G2A-81-N37	37 NYLANDER WY	DONG LINLIN	MO SHUNYA	37 NYLANDER WY	ACTON, MA 01720
G2A-81-N38	38 NYLANDER WY	ASHBY MATTHEW	SHAPIRO MINDY	38 NYLANDER WY	ACTON, MA 01720
G2A-81-N39	39 NYLANDER WY	SHAO JIAXING	WEI VICKY	39 NYLANDER WY	ACTON, MA 01720
G2A-81-N40	40 NYLANDER WY	ISIBOR PRECIOUS E		40 NYLANDER WY	ACTON, MA 01720
G2A-81-N41	41 NYLANDER WY	PALERMO JAMES	PALERMO VINCENT	274 VAUGHN HILL ROAD	BOLTON, MA 01740
G2A-81-N42	42 NYLANDER WY	LIN YUDE	YAN PEYUN	42 NYLANDER WY	ACTON, MA 01720
G2A-81-N43	43 NYLANDER WY	EPPLING JOHN L	EPPLING SUSAN T	43 NYLANDER WY	ACTON, MA 01720
G2A-81-N44	44 NYLANDER WY	LUO HHONGYU	HAN HONGLING	44 NYLANDER WY	ACTON, MA 01720
G2A-81-N45	45 NYLANDER WY	DUDKO YURIY V	CHUDINOVA EUGENIA	45 NYLANDER WY	ACTON, MA 01720
G2A-81-N47	47 NYLANDER WY	DALTON KEVIN P	DALTON SUSAN R	47 NYLANDER WAY	ACTON, MA 01720
G2A-82	143 MAIN ST	PERT CORP.	C/O MILL CORNER CONDO ASSOC	BOX 2394	ACTON, MA 01720
G2A-83	13 NYLANDER WY	PERT CORP.	C/O MILL CORNER CONDO ASSOC	BOX 2394	ACTON, MA 01720

Immediate abutters for grant purposes

The above are as they appear on the most recent applicable taxes.


 David R. Derosier, MAA
 9/29/2014

Assessors Offices